

A G E N D A

BUILDING COMMITTEE

November 1, 2000
11:00 A.M. ORTA Conference Room

STATE ADMINISTRATIVE BOARD

November 7, 2000
11:00 A.M. Senate Appropriations Room
3rd Floor Capital

REVISIONS TO CONSTRUCTION CONTRACTS

1. DEPARTMENT OF MANAGEMENT AND BUDGET, LANSING – Lewis Cass Building – Fourth Floor – Convert Data Center to Office Space
File No. 071/98229.DCS – Index Nos. 11154 & 00227
Hazar-Bestos Corporation, Lansing; CCO No. 7, Incr. \$791,203.00
2. DEPARTMENT OF MANAGEMENT AND BUDGET, SAGINAW – Saginaw State Office Building – Building Renovations & Upgrade
File No. 071/99070.JDM – Index No. 11153
JR Heineman & Sons, Inc., Saginaw; CCO No. 4, Incr. \$584,341.00
3. DEPARTMENT OF COMMUNITY HEALTH, PONTIAC – Clinton Valley Center – Asbestos Abatement
File No. 391/99104.DCS – Index No. 10995
Certified Abatement Services, Inc., Flint; CCO No. 2, Incr. \$30,082.05
4. DEPARTMENT OF CORRECTIONS, SAGINAW – Saginaw Correctional Facility – 240 Bed Level IV Housing Unit
File No. 472/98359.EEW – Index No. 53052
Gerace Construction, Midland; CCO No. 6, Incr. \$15,170.00
5. DEPARTMENT OF STATE POLICE, LANSING – Forensic Science Laboratory – Construction of New Laboratory
File No. 551/97275.DCS – Index No. 53008
Clark Construction Company, Lansing; CCO No. 17, Incr. \$89,837.00
6. DEPARTMENT OF ENVIRONMENTAL QUALITY, LOWELL – Whites Bridge Road Site – Contaminated Soil Removal & Site Restoration
File No. 761/99421.AGY – Index Nos. 47817 & 47818
Homrich, Inc., Carleton; CCO No. 1, Incr. \$136,229.99

7. DEPARTMENT OF ENVIRONMENTAL QUALITY, ALBION – East Albion
Redevelopment Area - Brooks Foundry & Steel Project Plant No. 1 – Demolition of
Brooks Foundry Facility
File No. 761/99194.AGY – Index No. 47914
Homrich, Inc., Carleton; CCO No. 3, Incr. \$167,349.20
8. DEPARTMENT OF ENVIRONMENTAL QUALITY, GLADWIN – North Buckeye Oil
Field – Remedial Action
File No. 761/99125.AGY – Index Nos. 71583 & 71581
Dore & Associates, Inc., Bay City; CCO No. 1, Incr. \$342,536.38

RECOMMENDATION FOR CONVEYANCE OF STATE-OWNED PROPERTY

9. DEPARTMENT OF COMMUNITY HEALTH, CITY OF PONTIAC - That the following
property be conveyed, under authority of Act No. 492 of the Public Acts of 1998, to
Oakland County, A Constitutional Corporation whose address is 1200 North
Telegraph Road, Pontiac, Michigan, 48341 in consideration of \$880,000.00 for a
portion of the property located at the former Clinton Valley Center, being the
northerly 87.93 acres.

Parcel A (NORTH CAMPUS)

A parcel of land in the S 1/2 of section 19, T3N, R10E, Pontiac Township, City of Pontiac, Oakland County, Michigan and more particularly described as commencing at the southwest corner of said section 19; thence S89°16'27"E 555.51 feet, to the point of beginning of this description; thence N00°21'43"W 515.52 feet; thence N53°57'23"W 235.84 feet; thence N19°42'32"E 148.57 feet; thence N00°08'53"W 595.36 feet; thence S86°45'21"E 564.66 feet; thence N00°00'00"E 754.13 feet; thence S79°46'54"E 1530.80 feet; thence 211.98 feet, on the arc of a curve to the left with a central angle of 21°11'27", a radius of 573.14 feet and a long chord bearing and distance of N21°46'23"W 210.77 feet, to the southwesterly right of way line of the Grand Trunk Western Railroad; thence S43°47'05"E 1022.11 feet, on said right of way; thence S47°53'49"W 1488.46 feet; thence S00°02'55"E 318.55 feet; thence N89°16'27"W 1450.00 feet, to the point of beginning, containing 87.93 acres.

Further, the revenue received under this act shall be deposited in the State Treasury and credited to the General Fund.

LEASES FOR PRIVATE PROPERTY

10. DEPARTMENT OF CONSUMER AND INDUSTRY SERVICES, LANSING –
Renewal of lease (#7617) from February 1, 2001, through January 31, 2003, with Kerrins, L.L.C., A Michigan Limited Liability Company, P.O. Box 14073, Lansing, Michigan 48901-4073, for 11,260 square feet of office space and 56 parking spaces located at 1808 West Saginaw, Lansing. The annual per square foot rental rate for this space is \$13.85 (\$12,993.97 per month). This rate does not include heat, electricity, and water/sewer. Consumer Price Index due February 1, 2002 and every February 1 based on 50% of the increase or decrease. This space provides work stations for 56 employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 70% Federal Funds; 30% License Fees.
11. FAMILY INDEPENDENCE AGENCY, DETROIT – New lease (#10473) from May 1, 2001, through April 30, 2021, with Oakland Investment Company, A Michigan Corporation, 3890 Oakland Drive, Bloomfield Hills, Michigan 48301, for 36,520 square feet of office space and 200 parking spaces located at 14050 Lappin Avenue, Detroit. The annual per square foot rental rate for this space is \$18.96 (\$57,701.60 per month). This rate does not include heat, electricity, water/sewer, janitorial services and supplies, replacement of fluorescent tubes and bulbs, interior building maintenance, ground maintenance, snow removal, rubbish removal, and pest control. At the end of the fifth lease year, and each subsequent five year period, the base rental rate will be adjusted by 50% of the increase or decrease in the Consumer Price Index. Effective June 15, 2002, and every subsequent June 15, any increase or decrease in operation costs and taxes per annum will be adjusted and paid on an annual basis. This lease contains one five-year renewal option at the same rental rate with continuation of the above-stated adjustment provisions. This space provides work stations for 153 employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 45% Federal Funds; 55% General Fund, General Purposes.
12. FAMILY INDEPENDENCE AGENCY, GAYLORD – Renewal of lease (#4382) from November 15, 2000, through November 14, 2005, with A.S. Gottloeb, Trustee of the A.S. Gottloeb Trust Dated November 19, 1982, A Trust, 114 South Center, Suite 101, Gaylord, Michigan 49735, for 1,040 square feet of office space located at 200 South Court Street, Gaylord. The annual per square foot rental rate for this space is \$9.80 (\$849.34 per month). Effective June 15, 2003, and every subsequent June 15, any increase or decrease in real estate taxes per annum will be adjusted and paid on an annual basis. This lease contains one five-year renewal option with an annual per square foot rental rate of \$10.40 (\$901.33 per month) with continuation of above-stated adjustment provision. This space provides work stations for six employees. This lease has been approved by the Attorney General as to legal form. Source of Funds: 57% Federal Funds; 43% General Fund – General Purpose.

13. DEPARTMENT OF MANAGEMENT AND BUDGET, KALAMAZOO – New lease (#10242) from October 1, 2000, through September 30, 2005, with Harry W. Albright, Jr. and Suzann Albright, Husband and Wife, 4341 South Westnedge Avenue, Suite 2200, Kalamazoo, Michigan 49008, for 1,210 square feet of ground floor office space and 8 parking spaces located at Suite 2205, Building “B”, 4341 South Westnedge Avenue, Kalamazoo. The annual per square foot rental rate for this space is \$17.86 (\$1,801.89 per month). This rate does not include get-ready costs in an amount not-to-exceed \$17,000.00. Effective September 1, 2003, and every subsequent September 1, any increase or decrease in metered utility costs and janitorial costs per annum will be adjusted and paid on an annual basis. This lease contains one five-year renewal option with an annual per square foot rental rate of \$22.85 (\$2,304.04 per month) with continuation of above-stated adjustment provision. This space provides a work station for one employee and replaces the present lease at 4341 South Westnedge Avenue, Suite 1103, Building “A”, Kalamazoo for 1,249 square feet. This lease has been approved by the Attorney General as to legal form. Source of Funds: 100% Restricted State Funds

ADDENDUMS TO LEASES FOR PRIVATE PROPERTY

14. DEPARTMENT OF COMMUNITY HEALTH, KALAMAZOO – Addendum #1 to lease (#10274) approved by the State Administrative Board on September 5, 1995, Item #19, between W.B.C. Properties Limited Partnership, A Michigan Limited Partnership, as Lessor, and the State of Michigan, Department of Community Health, previously known as the Department of Public Health, as Lessee, for space located at 535 South Burdick Street, Suite 254, Kalamazoo. This addendum provides for adding one five-year renewal option with an increase in the annual rental of \$1,365.00 per year (\$3.25 per square foot). The new total annual rental will be \$5,670.00 per year (\$13.50 per square foot) with continuation of the adjustment schedule. This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease September 30, 2005, or any extension. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 61% Federal Funds; 39% General Fund.
15. DEPARTMENT OF STATE, ALLEN PARK – Addendum #3 to lease (#6993) approved by the State Administrative Board on July 21, 1987, Item #27, between Joseph L. and Frances Pauline Tuccini, Husband and Wife, as Lessor, and the State of Michigan, Department of State, as Lessee, for space located at 6784 Allen Road, Allen Park. This addendum provides for adding one three-year renewal option at the same rate with continuation of the adjustment schedule. (total square feet 2,041), to update the Civil Rights text, and to add the Year 2000 language to the Lease. This addendum becomes effective upon the last State Governmental approval and continues to the termination date of the lease December 31, 2003, or any extension. This addendum has been approved by the Attorney General as to legal form. Source of Funds: 93% Restricted General Funds; 7% General Fund.

STATE BUILDING AUTHORITY RESOLUTIONS

16. RESOLUTION OF THE STATE ADMINISTRATIVE BOARD APPROVING
RELEASE OF EASEMENT - LAPEER REGIONAL PRISON - LEASE DATED
SEPTEMBER 1, 1987
17. RESOLUTION OF THE STATE ADMINISTRATIVE BOARD APPROVING THE
CONVEYANCE OF PROPERTY FOR LAKE SUPERIOR STATE UNIVERSITY –
CRAWFORD HALL AND A LEASE AMENDMENT
18. RESOLUTION OF THE STATE ADMINISTRATIVE BOARD DETERMINING THE
RENTAL AND CONFIRMING OTHER MATTERS REGARDING THE
CONVEYANCES OF PROPERTY AND THE LEASES FOR CERTAIN FACILITIES
AND AUTHORIZING THE EXECUTION AND DELIVERY OF A CONTINUING
DISCLOSURE AGREEMENT

SUPPLEMENTAL A G E N D A

BUILDING COMMITTEE

November 1, 2000
11:00 A.M. ORTA Conference Room

STATE ADMINISTRATIVE BOARD

November 7, 2000
11:00 A.M. Senate Appropriations Room
3rd Floor Capital

STATE BUILDING AUTHORITY RESOLUTION

RESOLUTION OF THE STATE ADMINISTRATIVE BOARD REQUESTING RELEASE
OF A PORTION OF THE SITE FOR THE BARAGA MAXIMUM SECURITY
CORRECTIONAL FACILITY AND APPROVING SECOND AMENDMENT TO LEASE
RELATING TO BARAGA MAXIMUM SECURITY CORRECTIONAL FACILITY